

JULIUS R. TIPTON, III, ET UX,
GRANTORS

TO

WARRANTY DEED

J. R. TIPTON, JR., ET UX
GRANTEE

FOR AND IN CONSIDERATION of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable legal consideration, the receipt and sufficiency of which is hereby acknowledged, the Grantors, JULIUS R. TIPTON, III, and Wife, BEVERLY E. TIPTON, hereby sells, conveys, and warrant unto the Grantee, J. R. TIPTON, JR., and Wife, JUANITA C. TIPTON, as tenants by the entirety with full rights of survivorship and not as tenants in common, the land in DeSoto County, Mississippi, being more particularly described as follows:

Beginning at a point in the center of Love Road said point being 100.22 feet south of the intersection of the north line of the south half of the southwest quarter of Section 5, Township 4 South, Range 7 West and the center of said road and also being the southwest corner of the Robert C. Smith tract; thence south 59 degrees 02 minutes 54 seconds east 1392.24 feet along the south line of the Smith tract to a point; thence north 16 degrees 48 minutes east 349 feet along an existing fence to the northeast corner of Tract 1 and being the point of beginning of Tract 2; thence north 16 degrees 48 minutes east 404.24 feet along an existing fence to a point in the south line of the Bennett tract; thence north 50 degrees 48 minutes 48 seconds west 36.74 feet along an existing fence to a point; thence north 54 degrees 57 minutes 36 seconds west 396.83 feet along said fence to a point; thence north 67 degrees 21 minutes 47 seconds west 117.80 feet along said fence to a point; thence north 75 degrees 10 minutes 33 seconds west 390.47 feet along said fence to a point in the center of Love Road; thence southwesterly along the center of Love Road the following distances; south 58 degrees 10 minutes west 149.8 feet to a point; south 51 degrees 38 minutes west 65.45 feet to a point; south 41 degrees 27 minutes west 44.27 feet to the northwest corner of Tract 1; thence south 59 degrees 02 minutes east 1346.66 feet along the north line of Tract 1 to the Point of Beginning and containing 10.41 acres more or less. All bearings are magnetic.

By acceptance of this Deed, the parties agree that this conveyance is made subject to subdivision, health department, zoning and other regulations in effect in DeSoto County, Mississippi and rights of way and easements for public roads,

flowage, and utilities. Taxes for the year 1989 shall be prorated at closing and paid by the Grantee when due. Possession is to be given upon delivery of the Deed.

EXECUTED this the 5-3-89 day of May, 1989.

Julius R. Tipton, III
JULIUS R. TIPTON, III

Beverly E. Tipton
BEVERLY E. TIPTON,
GRANTORS

STATE OF FLORIDA

COUNTY OF ORANGE

This day personally appeared before me, the undersigned authority in and for said County and State, the within named JULIUS R. TIPTON, III, who acknowledged signing and delivering the above and foregoing Warranty Deed on the day and year therein mentioned as a free and voluntary act and deed and for the purposes therein expressed.

3rd GIVEN under my hand and official seal of office this the 3rd day of May, 1989.

William H. Rho
Notary Public

My commission expires:

My Commission Expires Aug. 29, 1991

Bonded Then I say False: Innocence Inn

STATE OF LOUISIANA,
PARISH OF Iberia

This day personally appeared before me, the undersigned authority in and for said Parish and State, the within named BEVERLY E. TIPTON, who acknowledged signing and delivering the above and foregoing Warranty Deed on the day and year therein mentioned as a free and voluntary act and deed and ~~for~~ the purposes therein expressed.

GIVEN under my hand and official seal of office this 6th day of May, 1989.

Albert M. DeLozier
Notary Public

My commission expires:
life

GRANTOR'S ADDRESS AND PHONE #: 800 West Oak Ridge Road
Orlando, FL 32809 368-6895
No Business Phone No.

GRANTEE'S ADDRESS AND PHONE #: 1477 Highway 304
Hernando, MS 38632 368-6895
No Business Phone No.